



Council Communication

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: TOM CONDIT, P.E., DEVELOPMENT ENGINEER, 480-503-6815

THROUGH: MIKE GILLESPIE, P.E., TOWN ENGINEER
KYLE MIERAS, DEVELOPMENT SERVICES DIRECTOR
MARC SKOCYPEC, DEPUTY TOWN MANAGER

MEETING DATE: AUGUST 1, 2013

SUBJECT: APPROVAL OF NEW STREET LIGHT IMPROVEMENT DISTRICT NO. 13-09 FOR THE BRIDGES EAST, PARCEL 3-3.

STRATEGIC INITIATIVE: Community Livability

This project supports Gilbert's Community Livability Strategic Initiative as it enhances the safety and livability of the community by providing a mechanism to operate street lights within this subdivision.

LEGAL REVIEW

☒ Complete

☐ N/A

FINANCIAL REVIEW

☒ Complete

☐ N/A

RECOMMENDED MOTION

A MOTION TO ADOPT A RESOLUTION CREATING STREETLIGHT IMPROVEMENT DISTRICT NO. 13-09 FOR THE BRIDGES EAST, PARCEL 3-3 AND ORDERING THE IMPROVEMENTS.

BACKGROUND/DISCUSSION

On June 28, 2012, the Town Council approved the final plat for the Bridges East, Parcel 3-3 subdivision. As part of the final platting process and as required in the Land Development Code, Chapter III, Article 1.1, Section 1.107H., a petition was presented to the Town by the developer to form a Street Light Improvement District (SLID) for this subdivision.

A SLID is a special taxing district authorized by State statute to pay for the operation of street lights within residential subdivisions by means of a secondary tax on the properties located within the SLID boundaries. Construction costs associated with the street lights, including material and installation costs, are borne by the subdivision developer.

Town staff has reviewed the petition and has verified that it contains the signatures of all (100%) of the real property owners within the proposed SLID, exclusive of mortgages and other lien holders.

The Resolution was reviewed for form by Town Attorney Phyllis Smiley.

FINANCIAL IMPACT

The improvement district will pay for the cost of purchasing energy for street lighting using funds raised by the levy and collection of ad valorem taxes on all real and personal property within the district. The Town will be responsible for the maintenance and repair of the street lights within this improvement district as part of the Public Works Street Lights Maintenance budget.

The financial impact was reviewed by Cris Parisot, in the Office of Management and Budget.

STAFF RECOMMENDATION

Staff has reviewed the petition and supporting documents and recommends approval of Street Light Improvement District No. 13-09, The Bridges East, Parcel 3-3.

Respectfully submitted,



Tom Condit, P.E.
Development Engineer
tom.condit@gilbertaz.gov

Attachments and Enclosures:

Resolution including Exhibits A and B
Copy of Final Plat

RESOLUTION NO. _____

A RESOLUTION OF THE COMMON COUNCIL OF THE TOWN OF GILBERT, ARIZONA, DECLARING ITS INTENTION TO ESTABLISH AN IMPROVEMENT DISTRICT TO PURCHASE ENERGY TO LIGHT THE PUBLIC STREETS AND PARKS IN THAT CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE TOWN OF GILBERT, ARIZONA, TO BE KNOWN AS **"TOWN OF GILBERT, ARIZONA, STREET LIGHT IMPROVEMENT DISTRICT NO. 13-09, THE BRIDGES EAST, PARCEL 3-3"** AS DESCRIBED IN EXHIBIT A, ATTACHED HERETO; DECLARING SUCH IMPROVEMENTS TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT; PROVIDING THAT THE EXPENSES THEREOF BE PAID FOR BY THE LEVY AND COLLECTION OF AD VALOREM TAXES UPON THE ASSESSED VALUATION OF ALL REAL AND PERSONAL PROPERTY IN THE DISTRICT; AND ORDERING THAT SUCH IMPROVEMENTS BE PROVIDED FOR UNDER THE PROVISIONS OF SECTION 48-572, ARIZONA REVISED STATUTES, AS AMENDED; AND PROVIDING FOR REPEAL OF CONFLICTING RESOLUTIONS

WHEREAS, the owners, exclusive of mortgagees and other lienholders, of all of the real property (hereinafter referred to as "Petitioner") in the hereinafter described District, acting pursuant to the provisions of Sections 48-615 and 48-617, Arizona Revised Statutes, petitioned the Mayor and Council of the TOWN OF GILBERT, Arizona (hereinafter referred to as "Town") to adopt a resolution of intention (hereinafter referred to as "Resolution") ordering the purchase of energy for lighting the public streets and parks (hereinafter referred to as "Improvements") for the real property legally described in **Exhibit A** (hereinafter referred to as "District") with such boundaries as shown in the map in **Exhibit B**, attached hereto; and

WHEREAS, the Town verified that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District; and

WHEREAS, the Common Council of the Town hereby find and determine that it has jurisdiction to adopt this Resolution to order the Improvements pursuant to Section 48-576, Arizona Revised Statutes, and, pursuant to the provisions of Sections 48-615 and 48-617, Arizona Revised Statutes, it has immediate jurisdiction to adopt this Resolution ordering the Improvements without the necessity of publication and posting of this Resolution as provided for in Section 48-578, Arizona Revised Statutes;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE TOWN OF GILBERT, ARIZONA, that:

Section 1. The Town, after verifying ownership of the real property included within the boundaries of the District, hereby finds that Petitioner is the owner, exclusive of mortgagees and other lienholders, of all of the real property included within the boundaries of the District.

Section 2. The name of the District shall be "TOWN OF GILBERT, ARIZONA, STREET LIGHT IMPROVEMENT DISTRICT NO. 13-09, THE BRIDGES EAST, PARCEL 3-3."

Section 3. The District is formed, and shall exist, pursuant to the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and Section 48-616, Arizona Revised Statutes.

Section 4. The public interest or convenience requires, and it is the intention of the Common Council of the Town to order the Improvement as described above.

Section 5. In the opinion of the Common Council of the Town, the Improvement is of more than local or ordinary public benefit and is of special benefit to the respective lots, pieces and parcels of real property in the District.

Section 6. The Common Council of the Town hereby make and order the expense of the Improvement payable from the levying and collection of ad valorem taxes upon the assessed value of all real and personal property in the District. Said District, is legally described on **Exhibit A** attached hereto with the boundaries as shown in the map in **Exhibit B** attached hereto. Any public street or alley within the District shall be omitted from the assessment. Any lot belonging to the United States, the State, a county, city, school district or political subdivision or institution of the state or county within the District shall be omitted from the assessment.

Section 7. Pursuant to Sections 48-615(A) and 48-617(A), Arizona Revised Statutes, the resolution ordering the improvement shall be adopted without the necessity of publication and posting of the resolution of intention provided for in Section 48-578.

Section 8. The Common Council of the Town shall make annual statements and estimates of the expenses of the District; shall publish notice thereof; shall have hearings thereon; and shall adopt them at the times and in the manner provided for incorporated cities and towns by the applicable portions of Sections 42-17101 et seq., 42-17151, 42-17152, Arizona Revised Statutes. Said expenses shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all the real and personal property in the district. The Common Council of the Town shall, on or before the third Monday in August of each year, fix, levy and assess the amount to be raised by

ad valorem taxes upon all of the property of the district and collect, as Maricopa County, Arizona (the "County") taxes are collected, the amounts shown by the statements and estimates as adopted by the Common Council of the Town. All statutes providing for the levy and collection of State of Arizona and County taxes, including the collection of delinquent taxes and sale of property for nonpayment of taxes, shall be applicable to District taxes as provided to be levied under Section 48-616, Arizona Revised Statutes.

Section 9. The District shall not be authorized to issue bonds and no assessment for District purposes against the property within the District shall exceed One Dollar and Twenty Cents (\$1.20) per one hundred dollars of assessed valuation thereof in any year.

Section 10. The District shall not be authorized to engage in any activity other than as provided in Section 48-616, Arizona Revised Statutes, i.e., contracting for and purchasing energy for street and public park lighting.

Section 11. The formation of the District shall not prevent the subsequent establishment of improvement districts for any other purpose authorized by law, including improvement districts for the purpose of constructing street lighting facilities within any part or all of the same territory as the District.

Section 12. The type of lighting facilities to be installed in the District and the locations thereof shall consist of those lighting facilities and locations described in the petition submitted by Petitioner, or as may be approved by the Town.

Section 13. The rate to be paid for purchasing energy for the District shall be the rate described in the petition submitted by Petitioner, or as may be approved by Salt River Project, Arizona Public Service Company, or other energy provider.

Section 14. Any resolutions or parts of resolutions in conflict with the provisions of this Resolution are hereby repealed.


PASSED, ADOPTED, AND APPROVED by the Mayor and Council, of
the TOWN OF GILBERT, Arizona, this 1st day of August, 2013.

John W. Lewis, Mayor
TOWN OF GILBERT, Arizona

ATTEST:

Catherine A. Templeton, CMC, Town Clerk
TOWN OF GILBERT, Arizona

REVIEWED BY:



Mike Gillespie, Town Engineer
TOWN OF GILBERT, Arizona

APPROVED AS TO FORM:

Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
Town Attorney,
TOWN OF GILBERT, Arizona

The following exhibits are attached hereto and incorporated herein:

- A. Legal description
- B. Map of the boundaries of the District

EXHIBIT "A"
THE BRIDGES EAST
PARCEL 3-3 S.L.I.D. BOUNDARY
LEGAL DESCRIPTION

A portion of the Master Plat of The Bridges East, recorded in Book 1121, Page 14, Records of Maricopa County, Arizona, also being a portion of the Southeast quarter of Section 14, Township 2 South, Range 6 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at a found 3-1/2 inch aluminum cap, accepted as the southeast corner of said Section 14, from which a found 3 inch Town of Gilbert brass cap in hand hole, accepted as the northeast corner thereof, bears North 00 degrees 16 minutes 16 seconds East, a distance of 5,339.06 feet;

Thence, along the east line of said Southeast quarter, North 00 degrees 16 minutes 16 seconds East, a distance of 155.01 feet, to a line that is parallel with and 155.00 feet north of the south line of said Southeast quarter;

Thence, leaving said east line and along said parallel line, North 89 degrees 12 minutes 35 seconds West, a distance of 40.00 feet to the **POINT OF BEGINNING**;

Thence continuing along said parallel line, North 89 degrees 12 minutes 35 seconds West, a distance of 1291.71 feet;

Thence, leaving said parallel line, North 00 degrees 46 minutes 48 seconds East, a distance of 72.88 feet, to the beginning of a tangent curve, concave westerly, having a radius of 1,474.58 feet;

Thence, northerly, along said curve, through a central angle of 19 degrees 32 minutes 39 seconds, an arc length of 502.99 feet, to a point of non-tangency;

Thence, North 71 degrees 14 minutes 09 seconds East, a distance of 39.00 feet;

Thence, South 62 degrees 21 minutes 14 seconds East, a distance of 34.50 feet;

Thence, North 44 degrees 45 minutes 35 seconds East, a distance of 20.73 feet;

Thence, North 71 degrees 17 minutes 26 seconds East, a distance of 170.00 feet, to the beginning of a non-tangent curve, concave southwesterly, having a radius of 1,375.00 feet, the center of which bears South 71 degrees 17 minutes 26 seconds West;

Thence, southeasterly, along said curve, through a central angle of 01 degrees 17 minutes 52 seconds, an arc length of 31.15 feet, to a point of non-tangency;

Thence, North 72 degrees 35 minutes 18 seconds East, a distance of 10.00 feet;

Thence, North 66 degrees 27 minutes 20 seconds East, a distance of 43.95 feet;
Thence, North 61 degrees 13 minutes 40 seconds East, a distance of 268.99 feet;
Thence, North 61 degrees 29 minutes 01 seconds East, a distance of 50.68 feet;
Thence, North 66 degrees 58 minutes 40 seconds East, a distance of 54.74 feet;
Thence, North 72 degrees 17 minutes 24 seconds East, a distance of 54.74 feet;
Thence, North 80 degrees 10 minutes 50 seconds East, a distance of 17.66 feet;
Thence, North 79 degrees 37 minutes 52 seconds East, a distance of 49.92 feet;
Thence, North 78 degrees 56 minutes 02 seconds East, a distance of 46.45 feet;
Thence, South 89 degrees 43 minutes 44 seconds East, a distance of 479.46 feet;
Thence, South 01 degrees 00 minutes 18 seconds West, a distance of 55.34 feet;
Thence, South 89 degrees 43 minutes 44 seconds East, a distance of 96.58 feet, to a line
that is parallel with and 40.00 feet west of the east line of said Southeast quarter;
Thence, along said parallel line, South 00 degrees 16 minutes 16 seconds West, a distance
of 796.41 feet, to the **POINT OF BEGINNING**.

The property described above is subject to existing rights-of-way and easements.

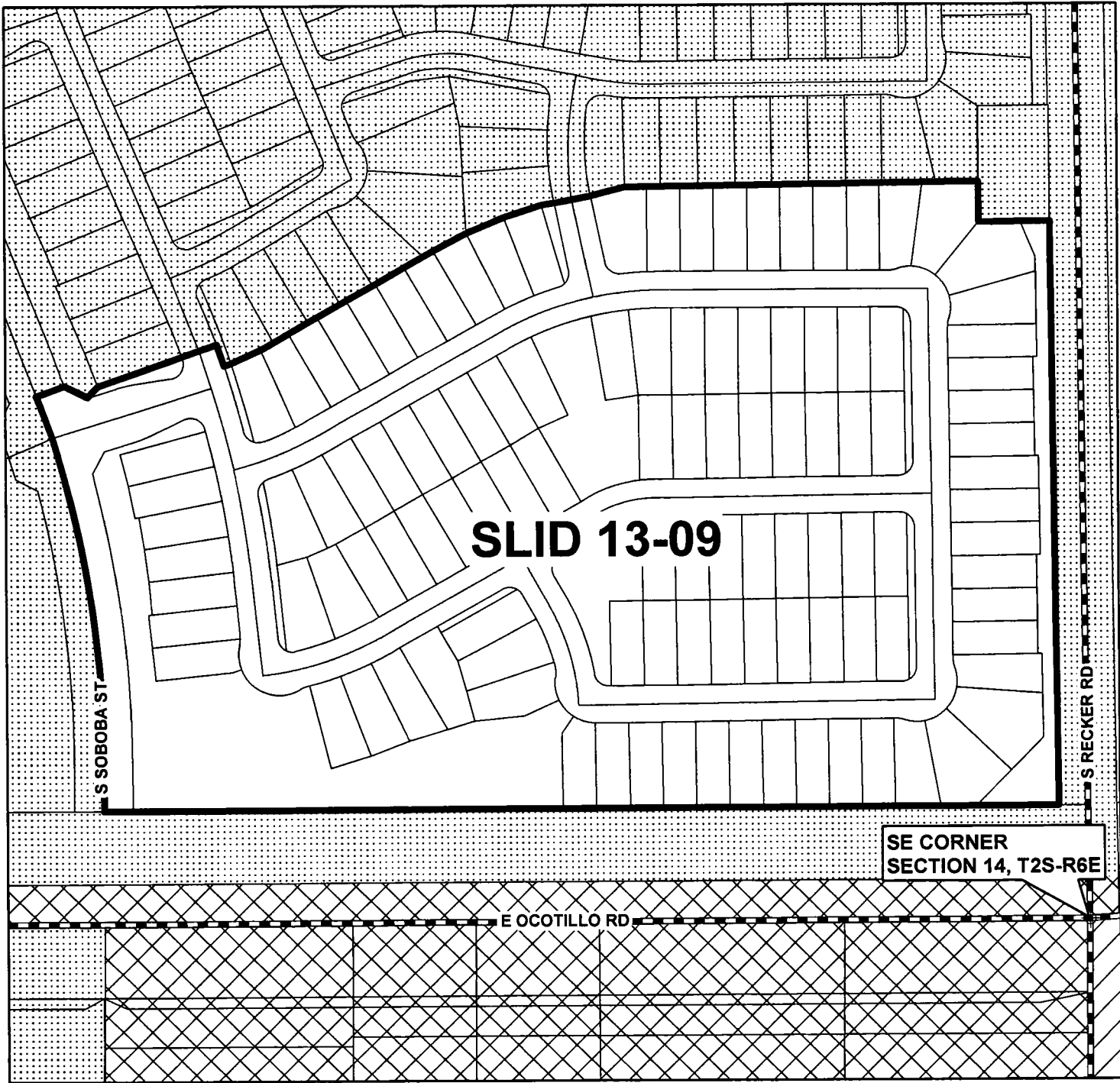
The parcel description above is not to be used to violate subdivision regulation of the state,
county and/or municipality or any other land division restrictions.

The above described parcel contains 1,004,902 Square Feet (23.0694 acres) more or less.

Prepared by: HilgartWilson
1661 East Camelback Road
Suite 275
Phoenix, AZ
Job No. 1127
June 19, 2013



**STREET LIGHT IMPROVEMENT DISTRICT 13-09:
NORTH OF OCOTILLO AND WEST OF RECKER**



A portion of the SE quarter of Section 14, T2S, R6E of the Gila and Salt River Base and Meridian
Maricopa County, Arizona.

A Map showing the individual Assessment numbers and parcels cannot be produced which fits the size and margin requirements for recording with the Maricopa County Recorder's Office. Thus, a copy of said map is on file with the Town of Gilbert, 90 E. Civic Center Drive, Gilbert, Arizona, Engineering Department. File #1-959 and Maricopa County Recorder at Book 1122, Page 49, Maricopa County Recording Number 1122-49.



0 125 250
Feet

CERTIFICATION

I hereby certify that the foregoing Resolution No. _____ was duly passed and adopted by the Mayor and Council of the TOWN OF GILBERT, Arizona, at a meeting held on August 1, 2013, that the vote thereon was _____ ayes, _____ nays, and that the Mayor and _____ Council members were present thereat.

Catherine A. Templeton, CMC, Town Clerk
TOWN OF GILBERT, Arizona

I, CATHERINE A. TEMPLETON, DO HEREBY CERTIFY THAT A TRUE AND CORRECT COPY OF RESOLUTION NO. _____, ADOPTED BY THE TOWN OF GILBERT COMMON COUNCIL ON THE 1ST DAY OF AUGUST, 2013, WAS POSTED IN FOUR PLACES ON THE _____ DAY OF _____ 2013.

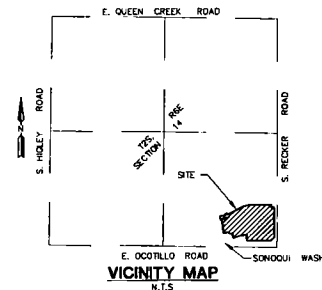
Catherine A. Templeton, CMC, Town Clerk

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL
20120792634 09/04/2012 10:14
BOOK 1122 PAGE 49
ELECTRONIC RECORDING

Gilbert1215-5-1-1-M-
chagollaj

FINAL PLAT OF THE BRIDGES EAST - PARCEL 3-3 GILBERT, ARIZONA

A PLANNED AREA DEVELOPMENT
THIS PLAT BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14,
TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER
BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



DEDICATION

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS:

THAT BRIDGES SOUTH, LP, DOES HEREBY PUBLISH THIS PLAT AS THE FINAL PLAT OF THE BRIDGES EAST - PARCEL 3-3, LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. OWNER DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF EACH LOT, STREET AND TRACT AND THAT EACH LOT, STREET AND TRACT SHALL BE KNOWN BY THE NUMBER, NAME AND/OR LETTER GIVEN TO EACH RESPECTIVELY. OWNER HEREBY DEDICATES TO THE TOWN OF GILBERT THE STREETS AS SHOWN ON THE PLAT AND THOSE OTHER AREAS DESIGNATED ON THE PLAT FOR PUBLIC USE AS LANDSCAPE EASEMENTS, PEDESTRIAN ACCESS EASEMENTS, PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENTS. EASEMENTS ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN HEREON.

ALL TRACTS PLATTED HEREON ARE DESIGNATED AS NOTED IN THE TRACT TABLE FOR THE PURPOSES SHOWN HEREON AND ARE TO BE MAINTAINED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION.

PUBLIC UTILITY EASEMENTS ARE DEDICATED FOR THE BENEFIT OF PUBLIC UTILITIES AND ARE LOCATED WHERE SHOWN, IN, OVER, AND UNDER THE AREAS DESIGNATED AS SUCH HEREON, FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REMOVAL OF NECESSARY UTILITIES. PUBLIC UTILITIES LOCATING UTILITY FACILITIES IN THIS PUBLIC UTILITY EASEMENT SHALL COMPLY WITH THE CODES AND REGULATIONS OF THE TOWN OF GILBERT, ARIZONA. SUCH PUBLIC UTILITIES SHALL BE AND REMAIN RESPONSIBLE FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE AND REPAIR OF THEIR UTILITY FACILITIES.

OWNER WARRANTS AND REPRESENTS TO THE TOWN OF GILBERT TO BE THE SOLE OWNER OF THE PROPERTY COVERED HEREBY AND THAT TO OWNER'S ACTUAL KNOWLEDGE EVERY LENDER, EASEMENT HOLDER, OR OTHER PERSON, OR ENTITY, HAVING ANY INTEREST IN THE LAND ADVERSE TO OR INCONSISTENT WITH THE DEDICATIONS, CONVEYANCES, OR OTHER REAL PROPERTY INTEREST CREATED OR TRANSFERRED BY THIS PLAT HAS CONSENTED TO, OR JOINED IN THIS PLAT, AS EVIDENCED BY INSTRUMENTS WHICH ARE RECORDED WITH THE MARICOPA COUNTY RECORDER'S OFFICE, OR WHICH OWNER WILL RECORD NOT LATER THAN THE DATE ON WHICH THIS PLAT IS RECORDED.

IN WITNESS WHEREOF, THE BRIDGES SOUTH, LP, HEREUNTO CAUSED ITS NAME TO BE SIGNED.

DONE AT GILBERT, ARIZONA, THIS 10th DAY OF August 2012.

BY: [Signature] DATE: 8/6/12

TITLE: Authorized Signer

ACKNOWLEDGMENT

STATE OF ARIZONA } SS
COUNTY OF MARICOPA }

ON THIS 10th DAY OF August 2012, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED Michael J. Teschauer WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES HEREIN CONTAINED BY SIGNING HIS NAME.

MY COMMISSION EXPIRES: 6/29/15

[Signature]
NOTARY PUBLIC



APPROVALS

APPROVED BY THE TOWN OF GILBERT, ARIZONA THIS 23rd DAY OF June 2012.

BY: [Signature] ATTEST: [Signature]
TOWN CLERK

APPROVED BY: [Signature] DATE: 8-27-12
TOWN OF GILBERT ENGINEER

APPROVED BY: [Signature] DATE: 8-29-12
PLANNING MANAGER

BASIS OF BEARING

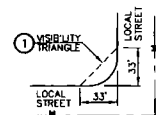
BASIS OF BEARING IS 50071616"W ALONG THE EAST LINE OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

NOTES:

- TOWN OF GILBERT IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS, ETC., WITHIN THE PROJECT. PRIVATE STREETS, PRIVATE UTILITIES, PRIVATE FACILITIES AND LANDSCAPED AREAS SHALL BE OWNED AND MAINTAINED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION.
- CONSTRUCTION WITHIN PUBLIC UTILITY EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES SHALL BE LIMITED TO UTILITIES, AND NOTED, WIRE OR REMOVABLE SECTION TYPE FENCING UNLESS APPROVED OTHERWISE BY THE TOWN OF GILBERT.
- A 1/2" REBAR WITH CAP WILL BE SET AT EACH SUBDIVISION CORNER, RIGHT-OF-WAY CORNER, AND TRACT CORNER UNLESS SHOWN OTHERWISE HEREON.
- ELECTRICAL LINES SHALL BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OF ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THIS DEVELOPMENT WITHOUT WRITTEN AUTHORIZATION OF THE TOWN OF GILBERT.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVENT UP TO AND INCLUDING THE 50-YEAR, 24-HOUR STORM WITHIN 30 HOURS. OWNERS OF ANY BASIN FAILING TO MEET THIS REQUIREMENT MUST TAKE CORRECTIVE ACTION TO BRING THE BASIN INTO COMPLIANCE.
- THIS DEVELOPMENT IS LOCATED WITHIN THE TOWN OF GILBERT WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING AN ASSURED WATER SUPPLY IN ACCORDANCE WITH A.R.S. 45-576.
- ALL PROPERTIES PLATTED HEREON ARE SUBJECT TO AN ANNUAL STREET LIGHT IMPROVEMENT DISTRICT ASSESSMENT.
- ALL DRYWELLS SHOWN ON THIS PROJECT SHALL BE MAINTAINED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION AND ARE TO BE REPLACED BY THE BRIDGES AT GILBERT COMMUNITY ASSOCIATION WHEN THEY CEASE TO DRAIN THE SURFACE WATER IN A 36 HOUR PERIOD. REGULAR MAINTENANCE OF THE DRYWELL, SLIDING CHAMBER IS REQUIRED TO ACHIEVE THE BEST OPERATION OF THE DRYWELL.
- THIS SITE LIES IN SHADY FLOOD ZONE X PER FIRM MAP NUMBER 04013C2690A & 04013C3079H, DATED SEPTEMBER 30, 2005. SHADY FLOOD ZONE X IS DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- ALL BUILDING SETBACKS SHALL COMPLY WITH COUNCIL ORDINANCE NO. 2261, AS AMENDED.
- AREA IS 863,148 SF. OR 19,812 ACRES MORE LESS.

LEGEND

- A SET CORNER OF THIS PLAT (PER M.A.G. DTL, 120, TYPE C)
- O FOUND MONUMENT AS NOTED
- Q FOUND BRASS CAP IN HAND HOLE
- SET BRASS CAP FLUSH PER MAG STD. DTL, 120-1 TYPE "B"
- C5 CURVE TABLE NUMBER
- L12 LINE TABLE NUMBER
- PUE PUBLIC UTILITY EASEMENT
- R/W RIGHT-OF-WAY
- ① 33'x33' SIGHT VISIBILITY TRIANGLE
- BOUNDARY LINE
- RIGHT-OF-WAY LINE (R/W)
- LOT/TRACT LINE
- EASEMENT LINE
- CENTER LINE
- SECTION LINE



VE-1
3' HIGH VISIBILITY
RESTRICTION (TYP)
N.T.S.

NOTE:
DETAIL PERTAINS TO ALL LOCAL
TO LOCAL INTERSECTIONS

OWNER/DEVELOPER

BRIDGES SOUTH, LP
3620 W. HAPPY VALLEY ROAD #141-246
GLENDALE, AZ 85310

ENGINEER/SURVEYOR

HILGARTWILSON
1681 E. CAMELBACK ROAD, STE 275
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
FAX: (602) 325-0161

BOUNDARY CORNER NOTIFICATION

FOR THE ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS (ADOPTED FEB. 6, 2010), EXTERIOR BOUNDARY CORNERS WILL BE SET BY THE SURVEYOR WHO CERTIFIED THIS PLAT. IT IS THE RESPONSIBILITY OF THE SUBDIVIDER TO ENSURE THAT INTERIOR CORNERS OF THE SUBDIVISION ARE SET (1) WITHIN NINETY (90) DAYS AFTER COMPLETION OF THE CONSTRUCTION IMPROVEMENTS, OR (2) WITHIN TWO (2) YEARS AFTER RECORDED OF THE SUBDIVISION PLAT, WHICHEVER DATE IS FIRST TO OCCUR. THE INTERIOR CORNERS OF THE SUBDIVISION MAY BE STAYED BY SURVEYORS OTHER THAN WHO CERTIFIED THIS SURVEY. IT WILL BE THE RESPONSIBILITY OF THE OTHER SURVEYOR WHO STAYES THE INTERIOR CORNERS OF THE SUBDIVISION TO RECORD A RECORD OF SURVEY WITH THE COUNTY RECORDER CONSISTENT WITH CURRENT ARIZONA BOUNDARY SURVEY MINIMUM STANDARDS.

BRIDGES SOUTH, LP
BY: [Signature]
ITS Authorized Signer

LAND SURVEYOR CERTIFICATION

I, MICHAEL J. SEXTON, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA, THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION DURING THE MONTH OF MAY, 2012; THAT THE SURVEY IS TRUE AND CORRECT AS SHOWN; THAT ALL MONUMENTS ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.



BY: MICHAEL J. SEXTON
R/S# 23385
HILGARTWILSON
1681 E. CAMELBACK ROAD, SUITE 275
PHOENIX, ARIZONA 85016
P. (602) 490-0535
msexton@hiltonsurvey.com

NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

SHEET INDEX

- FP01 COVER SHEET, VICINITY MAP, NOTES, DETAILS AND LEGEND
- FP02 KEY MAP, LOT AREA TABLE, TRACT AREA TABLE, AND LEGAL DESCRIPTION
- FP03-FP05 FINAL PLAT

COUNTY RECORDER

hilgartwilson
ENGINEERS-PLANNERS-SURVEYORS
1681 E. CAMELBACK RD., STE. 275 / PHOENIX, AZ 85016
PH: 602.490.0535 / FAX: 602.325.0161
www.hilgartwilson.com

THE BRIDGES EAST - PARCEL 3-3
RECKER ROAD & OCCOTILLO ROAD
GILBERT, ARIZONA

FINAL PLAT

03/11/2012 11:27:17 SURVEY\DOCS\FINAL PLAT 3-3\1127 PARCEL 3-3.FP01.dwg 8/7/2012 8:48 PM

REV: 1

GROUP: 1127

DATE: JULY 2012

SCALE: AS SHOWN

DRAWN: JDL

APPROVED: JWS

ENG 2012-00120

SH: 1 OF 5

FP01

LEGAL DESCRIPTION

THE PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE BALD AND SALT RIVER BASIN AND MERRIDA WATERSHED, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 3-1/2" NCH ALUMINUM CAP ACCEPTED AS THE CORNER OF SECTION 14, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE BALD AND SALT RIVER BASIN AND MERRIDA WATERSHED, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 53.00 FEET;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 12.00 FEET;

THENCE ALONG THE EAST LINE AND ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 12.00 FEET;

THENCE CONTINUING ALONG SAID PARALLEL LINE, NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 50.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 20.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 10.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 10.00 FEET;

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THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 10.00 FEET;

LEGAL DESCRIPTION (CONTINUED)

THENCE SOUTH 72 DEGREES 30 MINUTES 00 SECONDS WEST A DISTANCE OF 39.99 FEET;

THENCE NORTH 18 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 17.00 FEET;

THENCE NORTH 72 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 39.99 FEET;

THENCE NORTH 72 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 39.99 FEET;

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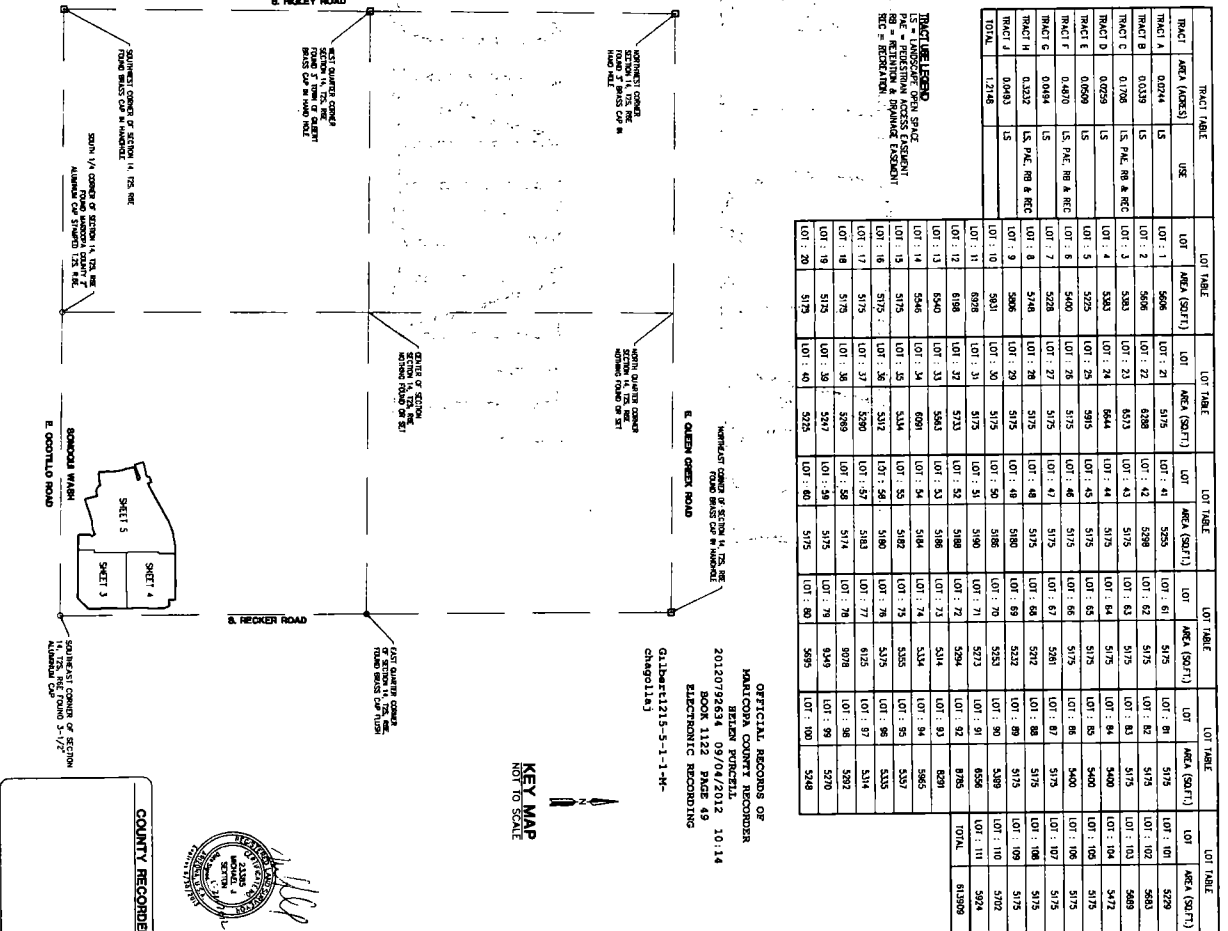
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THENCE NORTH 72 DEGREES 30 MINUTES 00 SECONDS EAST A DISTANCE OF 39.99 FEET;



SOUTH QUARTER CORNER
SECTION 1, T2S, R1E
TOWN 2, MARICOPA COUNTY
ALUMINUM CAP

CITY OF GILBERT
APN 004-00-0015
NOT A PART OF THIS SURVEY

SOMOCUI WASH

N89°12'55"W 2063.42'

SOUTHEAST CORNER
SECTION 1, T2S, R1E
FOUND 3-1/2" ALUMINUM CAP

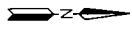
WATER RAIL OF
THE BRIDGES EAST
BOOK 112, PAGE 14, MCR

NORTH EAST CORNER
SECTION 1, T2S, R1E
FOUND 1" BRASS CAP
IN HAND HOLE

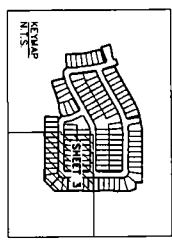
SOUTH RECKER ROAD

TRACT C
BOOK 700, PAGE 26, MCR

SCALE
40 20 0 40 80
FEET



COUNTY RECORDER



LINE #	DIRECTION	LENGTH
C21	45.00' N89°12'55"W	14.29'
C22	55.00' S89°12'55"W	121.26'
C23	45.00' S89°12'55"W	14.29'
C24	20.00' S89°12'55"W	31.40'
C25	20.00' S89°12'55"W	31.40'

LINE #	DIRECTION	LENGTH
L18	S89°12'55"W	5.00'
L20	S89°12'55"W	5.00'

OFFICIAL RECORDS OF
MARICOPA COUNTY
2012072624 09/04/2012 10:14
BOOK 1122 PAGE 69
ELECTRONIC RECORDING
GLINE#11215-5-1-1-0-
CHG02143

THE BRIDGES EAST - PARCEL 3-3
RECKER ROAD & OCOTILLO ROAD
GILBERT, ARIZONA

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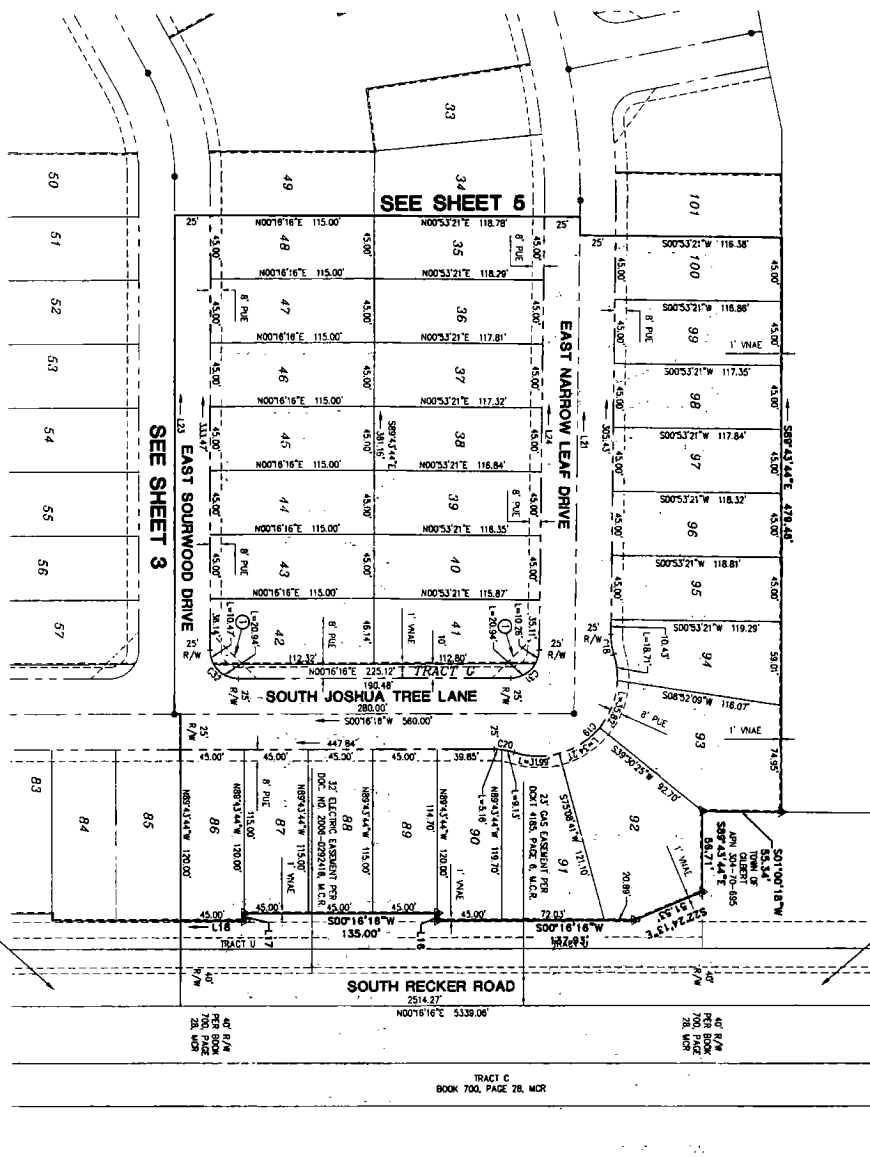
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PROJ# 1127	REV#
DATE: JULY 2012	
SCALE: AS SHOWN	
DRAWN: JDL	
APPROVED: MJS	

DWG. NO. **FP03**

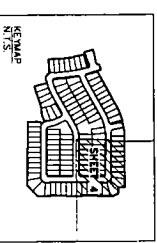
SHT. 3 OF 5

ENG 2012-00120



PARCEL 3-3
THE BRIDGES EAST
BOOK 112, PAGE 14, MCR

MASTER PLAT OF
THE BRIDGES EAST
BOOK 112, PAGE 14, MCR

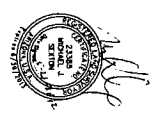


LINE #	DIRECTION	LENGTH
116	N 87° 43' 44" E	5.00'
117	S 89° 43' 44" E	5.00'
118	S 89° 43' 44" E	13.00'
121	S 89° 43' 44" E	31.37'
124	N 89° 43' 44" E	31.67'

LINE #	DIRECTION	LENGTH
116	N 87° 43' 44" E	5.00'
117	S 89° 43' 44" E	5.00'
118	S 89° 43' 44" E	13.00'
121	S 89° 43' 44" E	31.37'
124	N 89° 43' 44" E	31.67'

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
BELEN FURCELL
201207292634 09/04/2012 10:14
BOOK 112 PAGE 48
ELECTRONIC RECORDING
G:\belen\112-5-1-1-W-
chmpolles

COUNTY RECORDER



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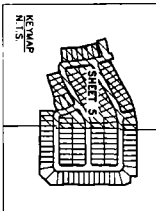
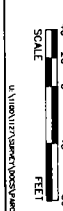
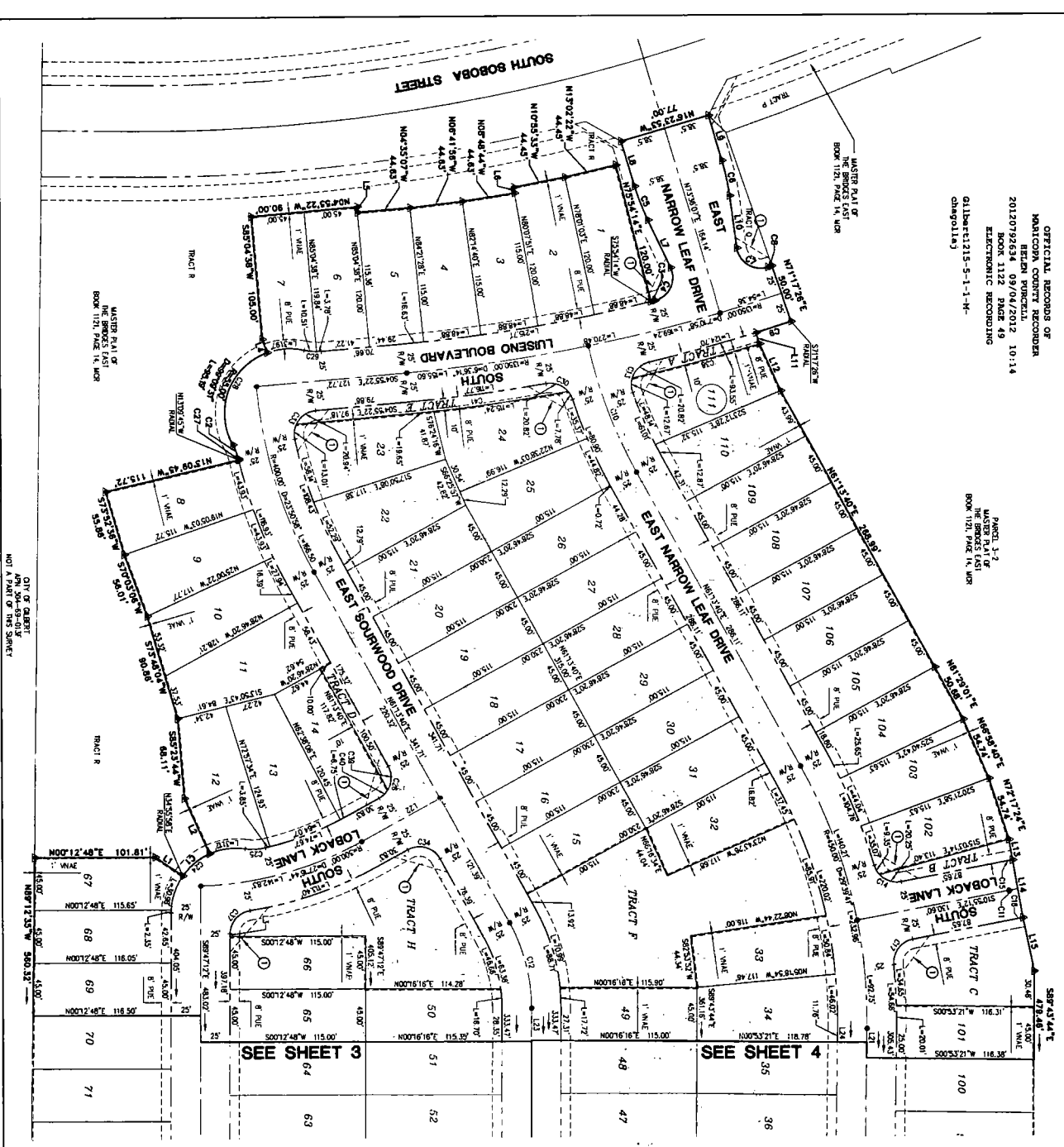
DWG. NO.	PROJECT	REV.
FP04	1127	
DATE: JULY 2012	SCALE: AS SHOWN	
DRAWN: JDL	APPROVED: MJS	
SHT. 4 OF 5	ENG 2012-00120	

THE BRIDGES EAST - PARCEL 3-3
RECKER ROAD & OCOTILLO ROAD
GILBERT, ARIZONA
FINAL PLAT

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OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
RELIN PURCHASER
2012072634 09/04/2012 10:14
BOOK 1122 PAGE 49
ELECTRONIC RECORDING
GILBERT 1215-5-1-1-M-
Chapollis

PAGE 3-2
MASTER PLAT OF
THE BRIDGES EAST
BOOK 1122 PAGE 49, MRS



CURVE #	BEARS	DELTA	LENGTH
C1	55.00'	310.50'	29.83'
C2	45.00'	181.10'	12.71'
C3	135.00'	709.46'	3.97'
C4	20.00'	100.57'	35.34'
C5	200.00'	846.47'	30.78'
C6	200.00'	846.47'	30.78'
C7	20.00'	100.57'	35.34'
C8	135.00'	709.46'	3.97'
C9	45.00'	181.10'	12.71'
C10	55.00'	310.50'	29.83'
C11	400.00'	1633.40'	115.62'
C12	150.00'	209.36'	76.04'
C13	20.00'	35.34'	35.34'
C14	20.00'	64.47'	29.83'
C15	425.00'	176.02'	8.16'
C16	375.00'	176.02'	7.20'
C17	20.00'	64.47'	29.83'
C18	50.00'	84.47'	94.38'
C19	45.00'	214.03'	17.08'
C20	20.00'	35.34'	31.42'

CURVE #	BEARS	DELTA	LENGTH
C21	425.00'	176.02'	1.15'
C22	50.00'	109.17'	1.15'
C23	50.00'	127.47'	17.16'
C24	45.00'	181.10'	14.28'
C25	20.00'	81.57'	20.60'
C26	20.00'	97.85'	33.96'
C27	20.00'	97.85'	33.96'
C28	135.00'	709.46'	11.49'
C29	20.00'	60.00'	20.94'
C30	20.00'	30.00'	10.47'
C31	135.00'	709.46'	13.88'

LINE #	DIRECTION	LENGTH
L1	N43°33'37"E	28.13'
L2	S65°52'07"W	51.64'
L3	N88°41'12"W	2.15'
L4	S59°00'17"W	12.33'
L5	N05°04'37"E	4.64'
L6	S50°01'51"W	5.00'
L7	S64°42'24"W	45.00'
L8	S72°00'07"W	38.99'
L9	N72°00'07"E	38.99'
L10	N67°01'57"E	45.00'

LINE #	DIRECTION	LENGTH
L11	N72°01'57"E	10.00'
L12	N67°01'57"E	43.93'
L13	N68°41'12"W	51.64'
L14	N67°01'57"E	50.00'
L15	N72°01'57"E	46.38'
L16	S69°01'51"W	78.83'
L17	S64°42'24"W	78.83'
L18	S67°01'57"E	38.99'
L19	N67°01'57"E	38.99'

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DWG. NO. **FP05**
SHT. 5 OF 5

DATE: JULY 2012
SCALE: AS SHOWN
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APPROVED: MJS

REV:

ENG 2012-00120

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RECKER ROAD & OCOTILLO ROAD
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